




N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0055
LOCATION: 4609 Avenue G

1" = 160'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

m/2

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case # C15-2016-0055 ROW # 11516543 Tax # 0221080605
TCHD Supp 022108 clerk

Section 1: Applicant Statement

Street Address: 4609 Ave G Austin, TX 78751

Subdivision Legal Description:

South 32.8 feet of Lot 2, and North 8.6 feet of Lot 3, Block 13, Hyde Park Annex

Lot(s): 2 & 3

Block(s): 13

Outlot: _____

Division: _____

Zoning District: North Hyde Park Neighborhood Conservation - Neighborhood Plan (NCCD-NP)

SF-3-NCCD-NP (Hyde Park)

I/We Jeff Mills on behalf of myself/ourselves as

authorized agent for 50 Cal Assets LLC

affirm that on

Month April, Day 5, Year 2016, hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: New construction 3 bedroom, 3 bath, 2 story, single family home

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Zoning map accompanying Chapter 25.2 North Hyde Park Neighborhood Conservation -
Neighborhood Plan (NCCD-NP)
- Lot width requirement at street

MU
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Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

It is calling for 50' of frontage at the street and my lot only has 41.15' of frontage but is 5,936
sqft. (minimum lot size is 5,750 sqft) The existing home was on the lot since 1930.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

I meet the minimum lot size requirement but not the 50' width requirement.

b) The hardship is not general to the area in which the property is located because:

A home has sat on this lot since 1930 with these same lot dimensions. A nice, asthetically
pleasing home is a much better solution than a vacant lot.

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4

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

It is a standard two story home that meets all City of Austin building requirements. My goal is to build a home that fits the current zoning of the property (single family residence), improves the aesthetics of the street/neighborhood, and ultimately adds value.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

Section 3: Applicant Certificate

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I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: _____ Date: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: Jeff Mills Date: 04/05/2016

Owner Name (typed or printed): Jeff Mills owner of 50 Cal Assets LLC

Owner Mailing Address: PO BOX 9768

City: Austin State: TX Zip: 78766

Phone (will be public information): (512) 658-7397

Email (optional – will be public information): jmills@riverrockb.com

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

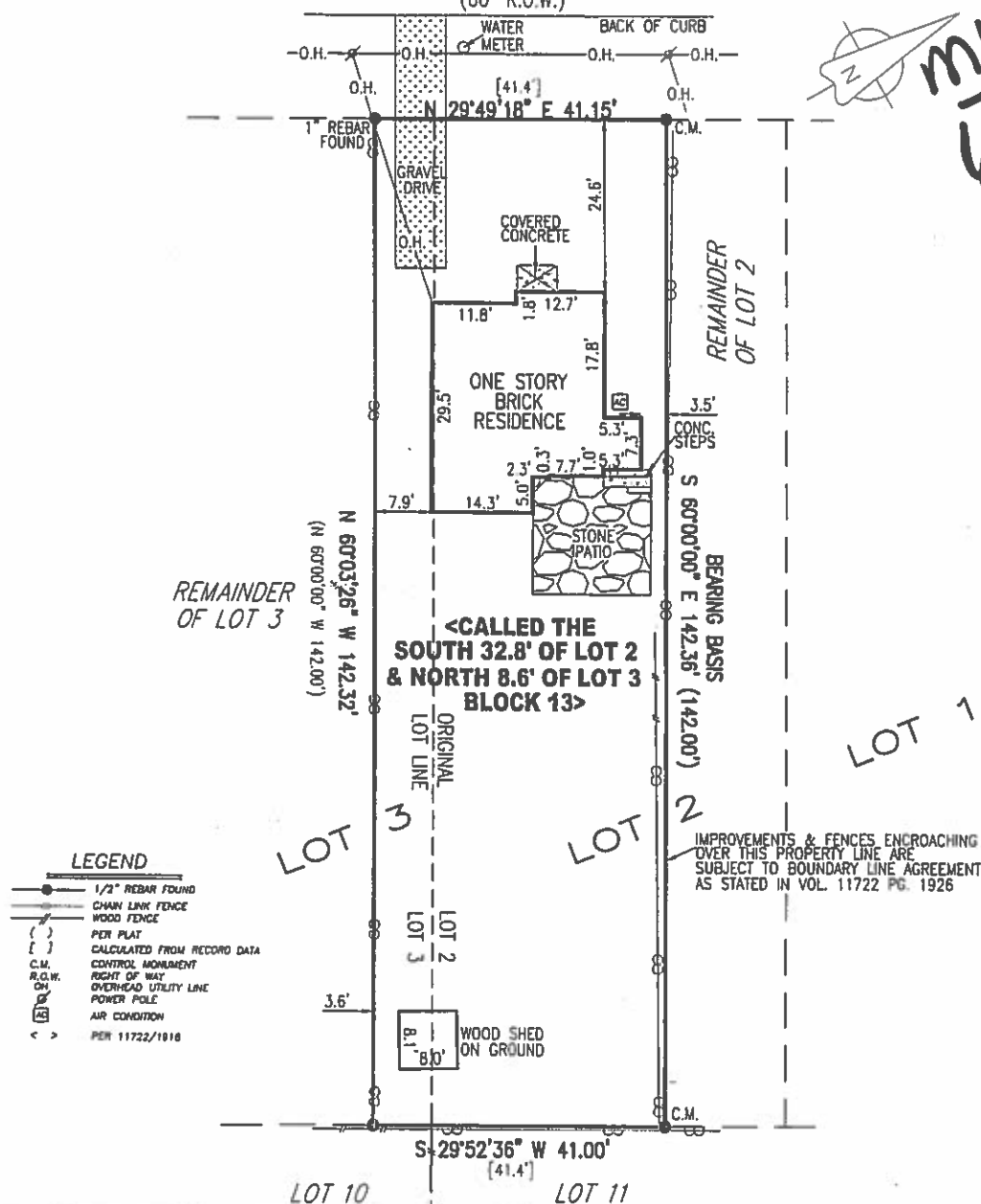
Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

(60' R.O.W.)

20' 0 20'



1) Subject to restrictions and easement rights as stated in 180/299, 608/319, 608/322 and 828/567 Deed Records.

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO
INDEPENDENCE TITLE COMPANY
TITLE RESOURCES GUARANTY COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE WITH THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR LAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.



THIS AREA IS NOT DEPICTED AS BEING ON A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 48453CD0483 H, DATED 08/26/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STAGE DATA HAVE BEEN PROVIDED BY THE FIRM AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED ON SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

SOUTH 32.8' OF LOT 2 AND THE NORTH 8.6' OF LOT 3, BLOCK 13, HYDE PARK ANNEX, A SUBDIVISION RECORDED IN VOLUME 2 PAGE 130, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED AND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 11722 PAGE 1916, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS

STREET ADDRESS: 4609 AVENUE G CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
REFERENCE NAME: JEFF MILLS AND/OR ASSIGNS



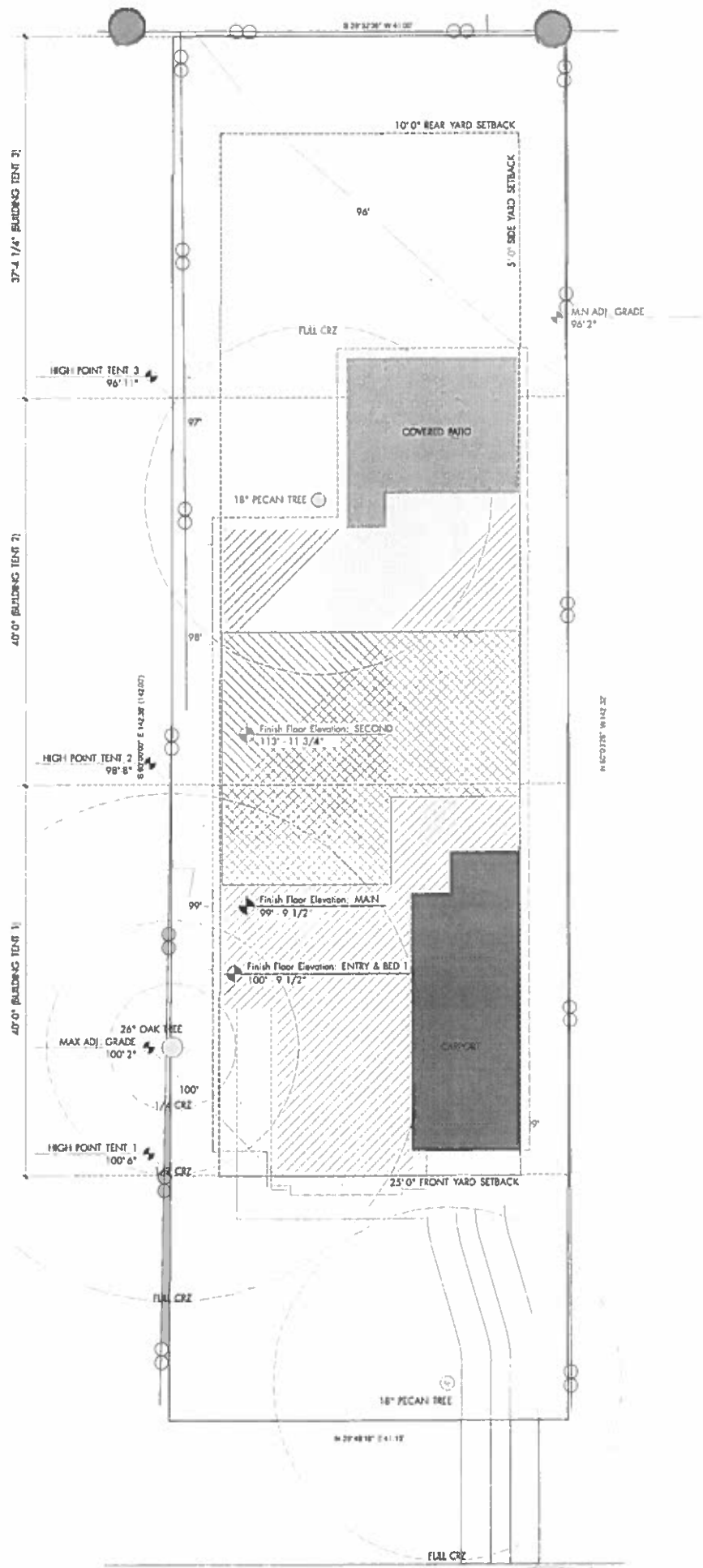
FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512*458-6969

SCALE: 1" = 20'

| | | |
|---------------|-------|------------|
| FIELD WORK BY | REESE | 11/24/2015 |
| CALC'D BY | JUAN | 11/24/2015 |
| DRAFTED BY | JUAN | 11/25/2015 |
| CHECKED BY | M.L. | 11/25/2015 |

ML

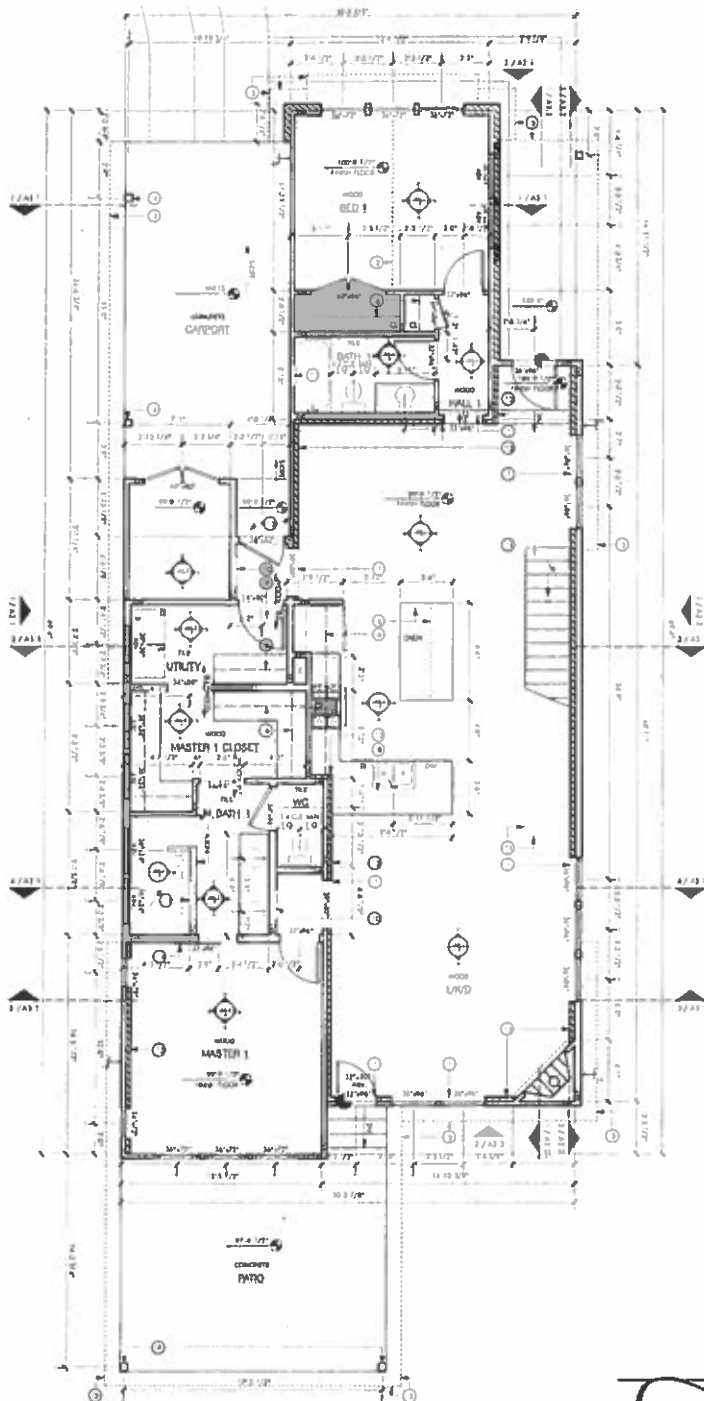


1

PLOT PLAN

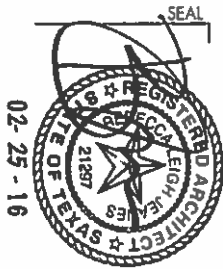
Scale: 1/16" = 1'-0"

11/6



FLOOR PLAN - LEVEL 1
Scale: 1/8" = 1'-0"

- GENERAL NOTES**
1. Do not alter the drawings without the written consent of the architect.
 2. Dimensions and notes shall govern over details.
 3. Materials and methods of construction shall be as shown on the drawings.
 4. The contractor shall be responsible for obtaining all necessary permits.
 5. The contractor shall be responsible for the accuracy of the field notes.
 6. The contractor shall be responsible for the accuracy of the survey data.
 7. The contractor shall be responsible for the accuracy of the existing conditions.
 8. The contractor shall be responsible for the accuracy of the existing structures.
 9. The contractor shall be responsible for the accuracy of the existing utilities.
 10. The contractor shall be responsible for the accuracy of the existing foundations.
 11. The contractor shall be responsible for the accuracy of the existing walls.
 12. The contractor shall be responsible for the accuracy of the existing floors.
 13. The contractor shall be responsible for the accuracy of the existing roofs.
 14. The contractor shall be responsible for the accuracy of the existing landscaping.
 15. The contractor shall be responsible for the accuracy of the existing site work.
 16. The contractor shall be responsible for the accuracy of the existing drainage.
 17. The contractor shall be responsible for the accuracy of the existing parking.
 18. The contractor shall be responsible for the accuracy of the existing access.
 19. The contractor shall be responsible for the accuracy of the existing security.
 20. The contractor shall be responsible for the accuracy of the existing safety.
- DETAILS & FINISHES**
1. All materials shall be as shown on the drawings.
 2. All finishes shall be as shown on the drawings.
 3. All construction shall be as shown on the drawings.
 4. All work shall be done in accordance with the drawings.
 5. All work shall be done in accordance with the specifications.
 6. All work shall be done in accordance with the code of practice.
 7. All work shall be done in accordance with the standards of the industry.
 8. All work shall be done in accordance with the requirements of the client.
 9. All work shall be done in accordance with the wishes of the architect.
 10. All work shall be done in accordance with the needs of the project.
 11. All work shall be done in accordance with the goals of the design.
 12. All work shall be done in accordance with the vision of the team.
 13. All work shall be done in accordance with the mission of the firm.
 14. All work shall be done in accordance with the values of the company.
 15. All work shall be done in accordance with the principles of the profession.
 16. All work shall be done in accordance with the ethics of the industry.
 17. All work shall be done in accordance with the laws of the state.
 18. All work shall be done in accordance with the rules of the board.
 19. All work shall be done in accordance with the regulations of the agency.
 20. All work shall be done in accordance with the policies of the organization.



02-25-16

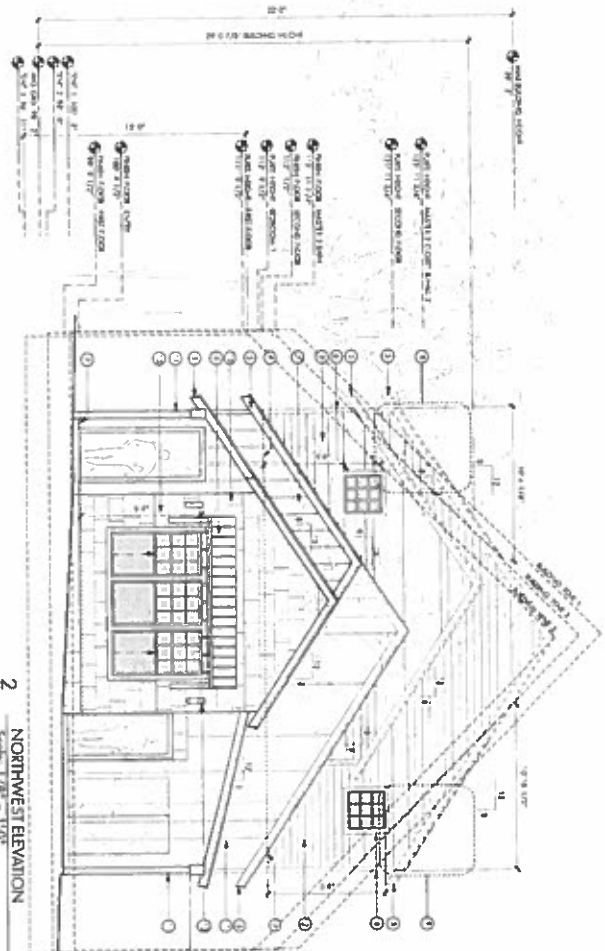
Avenue G Residence
4609 Avenue G
AUSTIN, TX 78751



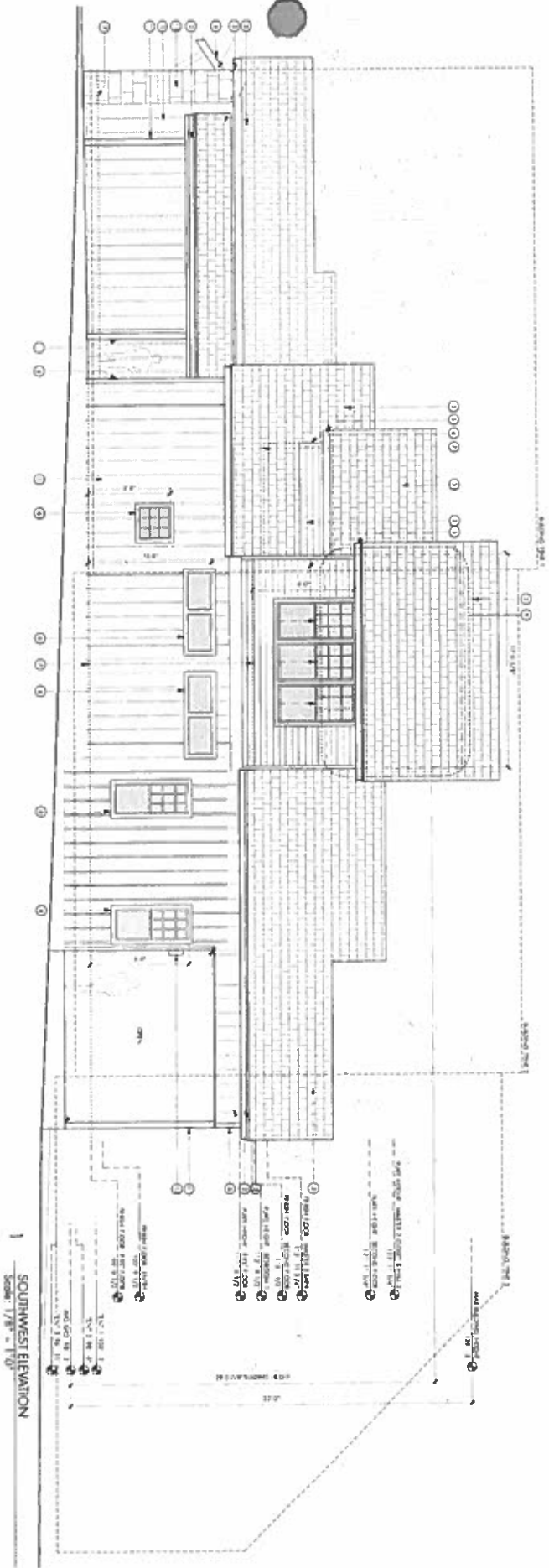
A1.2a

1

11/11/11

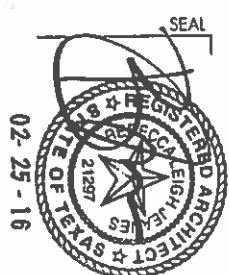


2 NORTHWEST ELEVATION
Scale: 1/8" = 1'-0"



1 SOUTHWEST ELEVATION
Scale: 1/8" = 1'-0"

- REVISIONS**
1. Initial Design
 2. Final Design
 3. Construction Documents
 4. Final Construction Documents

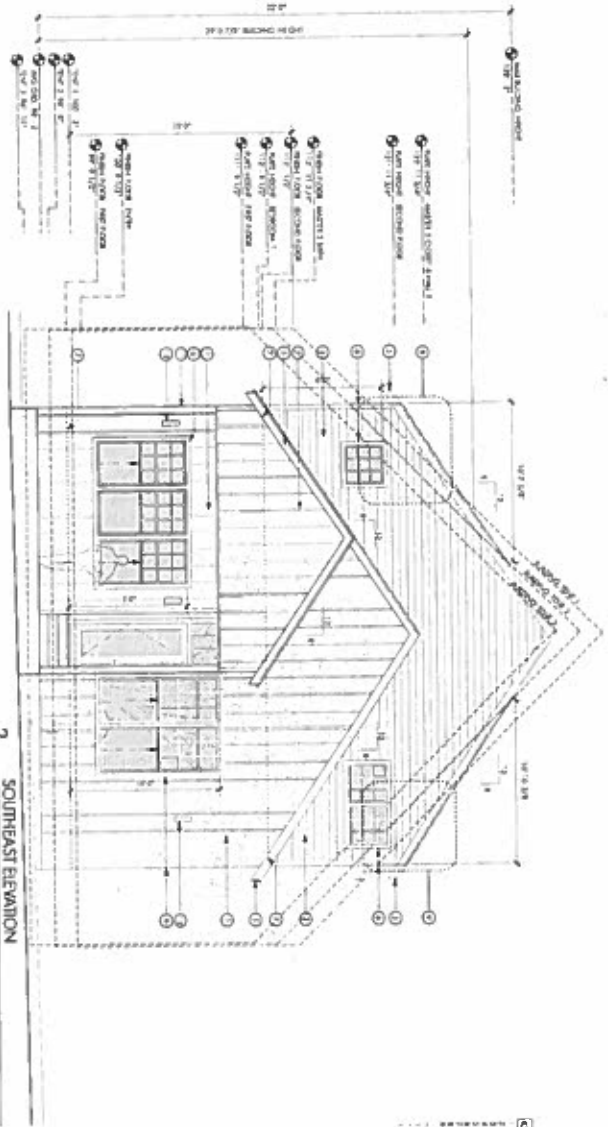


Avenue G Residence
8509 Avenue G
Austin, TX 78751

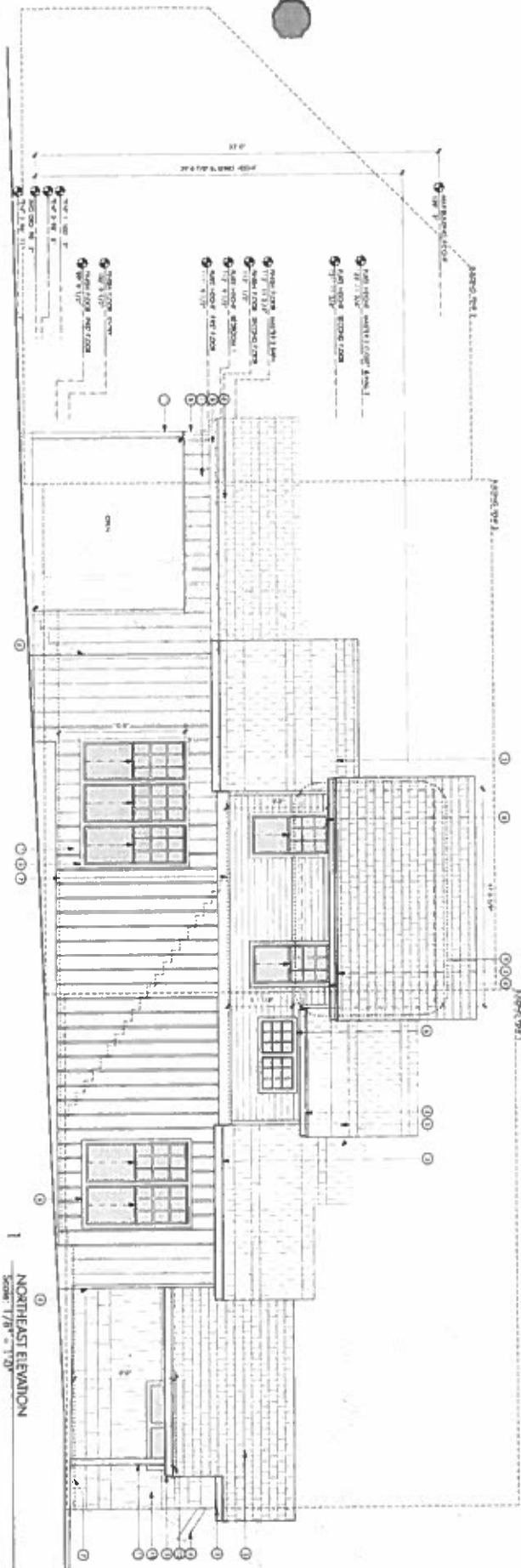
A2.1
EXTERIOR
ELEVATIONS



11/2

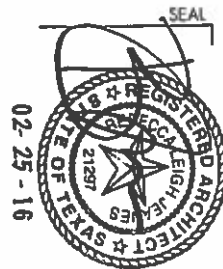


2
SOUTHEAST ELEVATION
SCALE 1/8" = 1'-0"



1
NORTHEAST ELEVATION
SCALE 1/8" = 1'-0"

- LEGEND**
- 1. BRICK
 - 2. SIDING
 - 3. ROOF
 - 4. FLOOR
 - 5. CEILING
 - 6. WALL
 - 7. DOOR
 - 8. WINDOW
 - 9. PORCH
 - 10. STAIR
 - 11. BALCONY
 - 12. TERRACE
 - 13. DRIVEWAY
 - 14. GARAGE
 - 15. PATIO
 - 16. FENCE
 - 17. GROUND
 - 18. PLANT
 - 19. LIGHT
 - 20. SIGN



02-25-16

Avenue G Residence
4809 Avenue G
AUSTIN, TX 78751

EXTERIOR
ELEVATIONS
A2.2



Travis CAD

Property Search Results > 218273 50 CAL ASSETS LLC for Year 2016

M11
13

Property

Account

Property ID: 218273 Legal Description: S 32.8FT OF LOT 2 * & N 8.6FT OF LOT 3 BLK 13 HYDE PARK ANNEX
 Geographic ID: 0221080605 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 4609 AVENUE G Mapsco: 555Q
 TX
 Neighborhood: NORTH HYDE PARK (SFR) Map ID: 021801
 Neighborhood CD: Z6600

Owner

Name: 50 CAL ASSETS LLC Owner ID: 1666584
 Mailing Address: PO BOX 9768 % Ownership: 100.000000000000%
 AUSTIN 78766

Exemptions:

Values

(+) Improvement Homesite Value: + N/A
 (+) Improvement Non-Homesite Value: + N/A
 (+) Land Homesite Value: + N/A
 (+) Land Non-Homesite Value: + N/A Ag / Timber Use Value
 (+) Agricultural Market Valuation: + N/A N/A
 (+) Timber Market Valuation: + N/A N/A

(=) Market Value: = N/A
 (-) Ag or Timber Use Value Reduction: - N/A

(=) Appraised Value: = N/A
 (-) HS Cap: - N/A

(=) Assessed Value: = N/A

Taxing Jurisdiction

Owner: 50 CAL ASSETS LLC
 % Ownership: 100.000000000000%
 Total Value: N/A

| Entity | Description | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|--------|-----------------------------------|----------|-----------------|---------------|---------------|
| 01 | AUSTIN ISD | N/A | N/A | N/A | N/A |
| 02 | CITY OF AUSTIN | N/A | N/A | N/A | N/A |
| 03 | TRAVIS COUNTY | N/A | N/A | N/A | N/A |
| 0A | TRAVIS CENTRAL APP DIST | N/A | N/A | N/A | N/A |
| 2J | TRAVIS COUNTY HEALTHCARE DISTRICT | N/A | N/A | N/A | N/A |
| 68 | AUSTIN COMM COLL DIST | N/A | N/A | N/A | N/A |
| | Total Tax Rate: | N/A | | | |

Taxes w/Current Exemptions: N/A
 Taxes w/o Exemptions: N/A

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 705 0 sqft Value: N/A

| Type | Description | Class CD | Exterior Wall | Year Built | SQFT |
|------|------------------|----------|---------------|------------|-------|
| 1ST | 1st Floor | WA - 3 | | 1930 | 705.0 |
| 095 | HVAC RESIDENTIAL | * - * | | 1930 | 705.0 |
| 251 | BATHROOM | * - * | | 1930 | 1.0 |

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14

Land

| # | Type | Description | Acres | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|--------|---------|-----------|-----------|--------------|-------------|
| 1 | LAND | Land | 0.1363 | 5937.12 | 0.00 | 0.00 | N/A | N/A |

Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|------|--------------|-------------|--------------|-----------|--------|-----------|
| 2016 | | N/A | N/A | N/A | N/A | N/A |
| 2015 | \$53,028 | \$245,000 | 0 | 298,028 | \$0 | \$298,028 |
| 2014 | \$48,595 | \$245,000 | 0 | 293,595 | \$0 | \$293,595 |
| 2013 | \$61,391 | \$148,500 | 0 | 209,891 | \$0 | \$209,891 |
| 2012 | \$40,547 | \$148,500 | 0 | 189,047 | \$0 | \$189,047 |
| 2011 | \$42,831 | \$148,500 | 0 | 191,331 | \$0 | \$191,331 |

Deed History - (Last 3 Deed Transactions)

| # | Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Deed Number |
|---|------------|------|---------------|--------------------------------|--------------------------------|--------|-------|-------------|
| 1 | 11/30/2015 | WD | WARRANTY DEED | LEWIS MICHAEL & VICTORIA HILL | 50 CAL ASSETS LLC | | | 2015190198 |
| 2 | 6/30/1992 | WD | WARRANTY DEED | WILLIAMS JACQUELYN C & JOYCE N | LEWIS MICHAEL & VICTORIA HILL | 11722 | 01916 | |
| 3 | 6/6/1991 | GF | GIFT DEED | CAMP JACK | WILLIAMS JACQUELYN C & JOYCE N | 11453 | 00719 | |

Questions Please Call (512) 834-9317

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Website version: 1.2.2.3

Database last updated on: 4/5/2016 1:32 AM

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This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.



m11
15

**City of Austin
Development Services Department
Land Status Determination
1995 Rule Platting Exception**

November 17, 2015

File Number: C8I-2015-0337

Address: 4609 AVENUE G

Tax Parcel I.D. #0221080605

Tax Map Date: 02/06/2014

The Development Services Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being the **South 32.8 feet of lot 2, and the North 8.6 feet of lot 3, Block 13, Hyde Park Annex** in the current deed, recorded on **Jul 02, 1992**, in **Volume 11722, Page 1916, Travis County Deed Records**. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Jul 02, 1992**, in **Volume 11722, Page 1916, Travis County Deed Records**. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water** service on **Jan 21, 1959**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By:

**Michelle Casillas, Representative of the Director
Development Services Department**

11/2/9

COI-2015-0337



22108

Revision Date:
2/6/2014

0 120
Feet



NAD_1983_StatePlane
Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic



This map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78754
P.O. Box 149012
Austin, Texas 78714
Internet Address: www.traviscad.org
Main Telephone Number (512) 834-9317
Appraisal Information (512) 834-9318
TDD (512) 836-3328

